

140.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

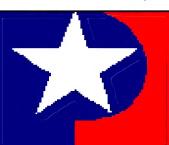
840,400 / 840,400

USE VALUE:

840,400 / 840,400

ASSESSED:

840,400 / 840,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SCITUATE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOLOWICH KATHARINE S	
Owner 2:	
Owner 3:	

Street 1: 35 SCITUATE ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: PALLOTTA ANTHONY D & NANCY -
Owner 2: TRS/PALLOTTA INVESTMENT TR -

Street 1: 35 SCITUATE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains 5,508 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5508		Sq. Ft.	Site		0	80.	1.06	9									468,193						468,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		5508.000	366,800	5,400	468,200	840,400				

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																													
Type: 6	Colonial			Full Bath: 1	Rating: Average			OF=2 BMT SINKS.																																																																																																	
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																																																																																																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																				
Foundation: 3	Brick or Stone			A 3QBth:	Rating:																																																																																																				
Frame: 1	Wood			1/2 Bath: 1	Rating: Good																																																																																																				
Prime Wall: 8	Brick Veneer			A HBth:	Rating:																																																																																																				
Sec Wall: 1	Wood Shingl	50%		OthrFix: 2	Rating: Average																																																																																																				
Roof Struct: 1	Gable			OTHER FEATURES																																																																																																					
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																																																																																																	
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																																																																																																	
View / Desir:				Fpl: 2	Rating: Average			Other																																																																																																	
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																	
Grade: C	Average			CONDOS INFORMATION				Lvl 2																																																																																																	
Year Blt: 1929	Eff Yr Blt:			Location:				Lvl 1																																																																																																	
Alt LUC:	Alt %:			Total Units:				Lower																																																																																																	
Jurisdct:	Fact: .			Floor:				Totals RMS: 9 BRs: 4 Baths: 1 HB: 1																																																																																																	
Const Mod:				% Own:																																																																																																					
Lump Sum Adj:				Name:																																																																																																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																													
Avg Ht/FL: STD	GD - Good	18.	%	Phys Cond:				No Unit	RMS	BRS	FL																																																																																														
Prim Int Wall: 2	- Plaster			Functional:				1	9	4	M																																																																																														
Sec Int Wall:		%		Economic:																																																																																																					
Partition: T	- Typical			Special:																																																																																																					
Prim Floors: 3	- Hardwood			Override:																																																																																																					
Sec Floors:		%		Total:	18.6	%																																																																																																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES																																																																																																	
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																																													
Bsmnt Gar:				Size Adj.: 1.16269529																																																																																																					
Electric: 3	- Typical			Const Adj.: 1.01489842																																																																																																					
Insulation: 2	- Typical			Adj \$ / SQ: 147.502																																																																																																					
Int vs Ext: S				Other Features: 92710																																																																																																					
Heat Fuel: 2	- Gas			Grade Factor: 1.00																																																																																																					
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																																																																																					
# Heat Sys: 1				NBHD Mod:																																																																																																					
% Heated: 100		% AC: 25		LUC Factor: 1.00																																																																																																					
Solar HW: NO		Central Vac: NO		Adj Total: 450665																																																																																																					
% Com Wall		% Sprinkled:		Depreciation: 83824																																																																																																					
				Depreciated Total: 366841																																																																																																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																													
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0001-0008.0																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																								
3	Garage	D	Y	1	19X23	A	AV	1929		20.72	T	40	101			5,400		5,400																																																																																							
More: N	Total Yard Items:	5,400		Total Special Features:			Total:	5,400																																																																																																	
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